

Trumbull High School Building Committee
MINUTES
August 18, 2010

Call to Order: The Chair, Mr. Nugent called the meeting to order at 7:11 p.m.

Present: Ms. Bivona, Mr. Chmielewski, Mr. Doyle, (arrived at 7:15 p.m.), Ms. Flynn, Mr. Lemay, Mr. McCabe, Mr. Meisner, Mr. Nugent, Mr. Preusch, Mr. Ronnow (arrived at 7:17 p.m.) and Ms. Timpanelli.

Absent: Mr. Jenkins

Also Present: Mr. A. Barbarotta of AFB, J. Barbarotta of AFB, Greg Smolley of JCJ, Bill Ayles of JCJ, Brian Holmes of O&G, Randy Swinford of O&G, Tom Walsh of AP Construction, and Mr. George Wiles.

Approval of Minutes:

Moved by Ms. Flynn, seconded by Ms. Bivona to accept the July 28, 2010 meeting minutes as submitted

VOTE: Motion carried 7-0-2 (Abstentions: McCabe and Lemay)

Owner's Rep Update:

Mr. A. Barbarotta reported that the auditorium will be complete next week; the superintendent is planning on holding their meeting there on the 8/26/10. The spaces will be usable and occupiable for the start of school. M-Wing will still need to be put together, that is their main focus at this time (M-Wing). The academic, media, office, gymnasium and new auditorium areas are all ready for use and are cleaned as well.

Mr. Doyle arrived at 7:15 p.m.

The freshman orientation scheduled for 08/25/10 had to be moved out of the building. Ms. Timpanelli agreed it was necessary. U.I. will be on site on Friday August 20, 2010 to switch over to the new transformer.

Mr. Ronnow arrived at 7:17 p.m.

Construction Manager Update:

Mr. Swinford of O&G presented a PCO regarding the emergency lighting in the lobby area. Mr. Swinford explained the operation of the lights, the light's box is supposed to be recessed in the wall, the drawing did not show the recess; there were five (5) areas where it was necessary to cut through solid block. AFB has reviewed and concurred that this was the only way to handle the issue. Mr. Smolley noted that this was an unforeseen issue. In response to a question from Mr. Ronnow, Mr. Swinford stated that size of the area cut into the block was approximately 6"x18".

Mr. Doyle moved, seconded by Ms. Flynn to approve PCO #38 in the amount of \$1,501 representing five (5) areas in the lobby where emergency lighting in lobby needed to be recessed.

In response to a question from Mr. Doyle, Mr. Swinford confirmed that the lights stay closed when live, there is a spring mechanism and will automatically close when the on-line voltage is restored.

VOTE: Motion carried unanimously.

Mr. Barbarotta explained that the M-Wing walls were meant to be painted but the walls were very uneven, therefore they need to be firred out with metal studs and dry-walled. In response to a question from Ms. Flynn, Mr. J. Barbarotta stated that this was an unknown issue, it could not have been known until the area was demolished. Mr. A. Barbarotta reported that there would have been no easier or better way to handle the unevenness of the masonry walls (photos of the work were distributed to the building committee). The solution actually served two (2) purposes it allowed the work to continue and supplied an area for the plumbing. Mr. Barbarotta reassured the committee that they are watching every decision very closely.

A new wall had been requested for the OT/PT area by the architect, this room is to include a washer and dryer now. In response to a question from Ms. Flynn, Mr. A. Barbarotta explained that the OT/PT room location had been changed she previously would have been close enough to share a washer/dryer with another space, it is not the case now in the new location. Mr. Lemay echoed Ms. Flynn's concern of the additional requests being made during the construction, cautioning that there may be a ripple effect and sign-off issues. This adjacency issue is understandable. Mr. Meisner concurred.

Approval of Invoices:

Ms. Flynn moved, seconded by Mr. Chiemelowski to approve the JCJ Invoice #23 dated through July 31, 2010 in the amount of \$19,850.63 representing professional services 7 reimbursable(s) from July 01, 2010 through July 31, 2010

No discussion.

VOTE: Motion carried unanimously.

Ms. Bivona moved, seconded by Mr. Lemay to approve the JCJ Invoice #2 (FF&E) in the amount of \$5,057.51 dated 07-31-10 representing professional services & reimbursable (s) from July 01, 2010 through July 31, 2010. (schematic design)

VOTE: Motion carried unanimously

Ms. Flynn moved, seconded by Ms. Bivona to approve the AAIS Invoice #08525 dated 08-10-10 in the amount of \$71,035.93 representing Asbestos removal carpet tile and mastic; Lead Abatement: on steel beams (start date 07-06-10 completion date 08-03-10). The project is not at the three (3) house area, (A,B &C), there has not been any areas found that would be in conflict with management, the only surprises to date has been the lead found on all the steel, (the steel pipes had been painted with lead paint over the years).

VOTE: Motion carried unanimously.

Ms. Timpanelli moved, seconded by Mr. Ronnow to approve the AMC Environmental, LLC Invoice #A081033 \$4,297; #A081034 \$5,605; #A081035 \$5,568.50; #A081036 \$5,342.50; in the total amount of \$20,813.00 representing summer abatement professional services and laboratory fees.

VOTE: Motion carried unanimously.

Ms. TMs. Flynn moved, seconded by Ms. Timpanelli to approve the Atlantic Leasing Corp. Invoice #17566 in the amount \$140.00 dated 08-01-10 for trailer and container. Mr. Nugent requested that this vendor bill a longer time period.

VOTE: Motion carried unanimously.

Mr. Ronnow moved, seconded by Ms. Bivona to approve the Sustainable Engineering Solutions, LLC Invoice #1175 dated 07-30-10 in the amount of \$3,340 representing Commissioning services for THS/PO#20091188-00.

VOTE: Motion carried unanimously.

Mr. Ronnow moved, seconded by Ms. Bivona to approve the CT Materials Testing Lab, Inc for a total of \$2,152.50 inclusive of Invoice #2010-3219 dated 06-30-110 in the amount of \$1,100 and Invoice # 20103274 dated 07-30-10 in the amount of \$1052.50 representing waterproofing – visual inspection and structural steel inspection, monthly field inspection including travel, report, report compilation and issue monthly interim report, and issue of final report of special inspections including closing out open items.

VOTE: Motion carried unanimously.

Ms. Flynn moved, seconded by Ms. Bivona to approve the AFB Construction Management of Trumbull, Inc Application #26 in the amount of \$13,100 representing monthly services for a period to August 31, 2010.

VOTE: Motion carried unanimously.

Mr. Barbarotta explained that the Town Council has directed the building committee to move forward with the remodel or replacement of the concession stand and bathrooms. This was sent to the building committee with the understanding to be cost efficient.

Trumbull High School Building Committee MINUTES – Aug, 18, 2010

Mr. Smolley reviewed the schematic design for the concession stand. The design represents a net area of 2,973 sf., 3200 gross sf. , the storage area has been reduced and the kitchen area proportion enlarged from what had been presented by Mr. Wiles at the last meeting. The kitchen's open flame drives the need for a vent, there are 20 toilets, the basic building is a truss roof, folding glass area and the exterior is brick to match the school. The goal is to make the building as vandal proof as possible; that is why there is a glass area; it is the belief that if one can see into the building there is a less of a chance that someone would break into the building due to the high visibility. Mr. Smolley requested direction from the building committee, the needs of the kitchen are known, the need for bathrooms and how many is an unknown at this time, storage could be reduced or eliminated from this design if the current concession stand is used for storage.

Mr. A. Barbarotta reported that the Booster Clubs in the state have raised money for their concession stands, some concession stands are not heated, and the design presented at this meeting is a full building. It will be necessary to give the design team direction so they design what the town wants and will support. Mr. Meisner spoke in favor of an outdoor seating area. Mr. Smolley explained that if the building were to be block as opposed to brick that would bring the cost down, as well as cutting the number of bathrooms down by half, the kitchen is driving its cost, the open flame is costly because in order to meet code the vent is necessary with and open flame. The equipment for the kitchen is approximately \$50,000; it might be able to be brought down to \$35,000 if some of the existing equipment meets code and is brought over.

Ms. Timpanelli has spoken to the senior class advisors, the kitchen will serve and does serve, hamburgers, cheeseburgers, hotdogs, chili, soup, hot chocolate, there are usually 20 students working in the kitchen at one time. Mr. Lemay questioned how much does the senior class per year. Ms. Timpanelli could not speak to that. Mr. Smolley reiterated the fact that this concession stand needs to be made accessible in order to qualify for the renovate-as-new status and reimbursement. Ms. Timpanelli will speak to the previous head of the advisors who has extensive experience with the concession stand and will ask him to offer his input to Mr. A. Barbarotta and Mr. Ayles of JCJ. The Athletic Director and Superintendent of Schools will be consulted on the number of toilets necessary. Mr. Doyle stated an exterior canopy is necessary; that could replace/remove 300 sf. of building and looking at using the least expensive building envelope, an alarm system could replace the need for the glass, and would expect that 12-16 toilets would suffice, the men's toilets and that doubles the existing quantity. There are several opportunities to reduce the design presented at this meeting. Waterless urinals could be used, this reduce the square footage to 2,200 sf. and could expect to bring the building in under \$400,000. Mr. Doyle suggested further discussion of the placement/location of the concession stand at another meeting. The Chair concurred with Mr. Meisner that a simple cost effective design would be the only design the town would support and approve.

Mr. Chiemlewski moved, seconded by Mr. Lemay to accept and authorize the scope of the Additional Paving Sidewalk Work and Landscaping dated August 18, 2010 as presented at this meeting.

Mr. Holmes presented the Additional Paving Sidewalk Work and Landscaping scope to the building committee, 90% of the sidewalks, approximately a ½ mile of sidewalks, need replacing. The curb and concrete is approximately \$370,000. Ms. Flynn spoke in favor a making the temporary parking on the football side of the building permanent. The Chair spoke against it. Mr. Doyle stated the existing temporary parking is being used by be transient traffic. In response to a question from Mr. Lemay, Mr. Holmes stated that there is a potential for additional drainage. There are 2,200 students and there has not been enough parking historically for that number of students, although there is enough parking for the use of the new auditorium. In response to a question from Mr. Preusch, the professionals stated that it had been approximately 14 years since the tennis court side had been repaved, but it had just been repaired, essentially the paving at the high school is as old as the building is. The Building Committee as a whole expressed concern regarding landscaping due to the lack of maintenance after it is planted. The design of the plan is approximately a cost of \$27,500.

VOTE: Motion carried 10-1 (Against: Nugent).

The Trumbull High School Building Committee agreed by unanimous consent that the next scheduled meeting would be on **Wednesday**, September 8, 2010 at 7:00 p.m. to be held at Trumbull High School.

There being no further business to discuss the Trumbull High School Building Committee adjourned by unanimous consent at 9:00 p.m.

Respectfully Submitted,

Margaret D. Mastroni, Clerk

